

Attachment A



HUMBOLDT-SWEETS REDEVELOPMENT PLAN

CITY OF TRENTON

DEPARTMENT OF HOUSING AND DEVELOPMENT

APPROVED BY CITY COUNCIL
DECEMBER 1987

AMENDED FEBRUARY 1992
AMENDED JUNE 1996
AMENDED DECEMBER 1998
AMENDED NOVEMBER 2005

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Attachments:

Boundary Map and Land Use Map
Five Point Special Design Map

Humboldt-Sweets Neighborhood Redevelopment Plan

I. Description of Project Area

A. Boundaries

The proposed redevelopment area is generally bounded by Martin Luther King Jr. Boulevard, Ivins Alley, New Rose Street, Reverend Howard Woodson Jr. Way and Pennington Avenue, and more accurately described on the attached boundary map as amended up to November 2005.

B. Redevelopment Plan Objectives - Substantially redevelop the neighborhood with an upgraded housing stock including both new construction of single family and multifamily units and, where appropriate, rehabilitation of existing structurally sound buildings with both homeownership and rental units. Additional redevelopment plan objectives include:

- 1) Rid the primarily residential neighborhood of blighted properties and other non-conforming uses.
- 2) Create new affordable housing opportunities in the neighborhood, primarily on Humboldt, Gordon and Barbara Streets, Sweets, and Fountain Avenues and New Rose Street.
- 3) Where feasible, rehabilitate existing vacant properties for residential use, and/or commercial use.
- 4) Utilize existing vacant lots and remove vacant structures that are unsuitable for rehabilitation to create opportunities for in-fill housing, off-street parking or open space.
- 5) Upgrade existing streetscape with planned setbacks, trees, and new sidewalks, curbs and streetlights.
- 6) Encourage both homeowners and landlords in the neighborhood to utilize city-wide grant and loan programs, and assist in the provision of general neighborhood improvements.
- 7) Qualified households necessarily relocated in order to achieve the objectives of the Redevelopment Plan shall be given priority in the selection of home buyers for the neighborhood's new housing units. Furthermore, when relocation is required to implement the project, assistance shall be provided as described in Section IV-I of this plan.
- 8) Redevelop the former Water Works Facility. The future use of this site shall reinforce the Plan Objectives and may include new housing; both homeownership or rental units and/or neighborhood commercial.

II. Land Use Plan

A. Land Use Map

The attached Land Use Map, dated September 1987, amended February, 1992, April 1996, November 2005 indicates the proposed land uses in the project area.

B. Land Use Provisions and Building Requirements

1) Permitted land uses, as indicated on the Land Use Map dated September 1987 and amended February, 1992, April 1996, November 2005 except as modified herein, shall be as follows:

a) Residential

The neighborhood's residential character will be upgraded. Properties in this district are subject to the Residential B restrictions of the City of Trenton Land Development Ordinance. The new construction of single family row homes is targeted for this area. Off-street surface parking lots ancillary to new or existing residential uses in the neighborhood may be constructed subject to specific neighborhood requests. All proposed parking lots over 1,000 square feet in size must receive site plan approval from the City of Trenton Planning Board and must meet all applicable code requirements of the City's Land Development Ordinance, including landscaping, lighting as well as all engineering requirements. Parking lots shall be designed to blend in well with the established residential fabric. This can be accomplished through the provision of appropriate landscaping and decorative fencing. As such, the Planning Board, as it sees fit, may require applications to install decorative fencing and/or other types of decorative edge elements to further the objectives of the Redevelopment Plan. When appropriate, the Board may grant design variances and/or bulk variances if by doing so the Plan objectives are not compromised.

b) Residential/Commercial

The mixed nature of land use on the larger avenues will be respected and upgraded. Rehabilitation and new development on Calhoun Street, and Pennington Avenues and Martin Luther King Boulevard will allow residential and commercial uses consistent with the Business B zoning restrictions. In addition to Business B restrictions, no additional commercial establishments licensed to serve alcoholic beverages will be permitted to locate within the Redevelopment Area. This restriction will not affect existing establishments. The former Trenton Water Works site will be subject to the Business B regulations of the City of Trenton Land Development Ordinance

c) Residential 2

In this area the goal is to promote the development of homeownership units to include an affordable rental unit. As such, it is the expectation that an income stream from the rental unit will write down the cost of a mortgage for the new property owner. In this area two unit dwelling structures will be permitted. Whereby a structure on a single lot containing two dwelling units, each of which is totally separate from the other by an unpierced ceiling and floor is permitted in this district as long as both units are owned by a occupant/investor, whereby one unit is occupied by the owner of the building and one unit is rented out in order to provide a supplemental income for the property owner.

Bulk requirements, lot coverage and the like in this district is governed by the “multi-family dwelling structure” category of the Business B Zoning District of the City of Trenton Land Development Ordinance. When calculating the residential density requirement for this district in associating with the submission of a site plan application the Planning Board will have jurisdiction over the review of undersized lots as long as the total project area averages out to 2,000 square feet per every two units of residential development. The project area calculation may include a proposed alley extension (Engel Alley) behind proposed units on New Rose Street

The following requirements will be considered overlays to the existing zoning and shall apply to two family housing units in this area:

Front Yard Setbacks – Maximum of 10 feet on Calhoun Street and Fountain Avenue. Maximum on New Rose Street: Average setback

Minimum Lot width – 20 feet per lot

Maximum building Height – 4 stories/50 feet, except on units fronting New Rose Street which shall be 3 stories/40 feet.

Maximum Lot Coverage – 70%

Minimum Net Habitable Floor Area – 650 square feet per unit

One parking space per unit is required as stipulated under Section 415-142 of the City of Trenton Land Development Ordinance. As permitted by the State of New Jersey Municipal Land Use, the Planning Board shall retain its authority to grant general (c) Variances associated with a matter of right development application. Developers seeking relief from density or use shall be directed to the City of Trenton Zoning Board of Adjustment as per the requirements under the law.

d.) Prohibited Uses

The following business and retail uses are strictly prohibited in all districts of this Redevelopment Area: taverns, liquor stores, check cashing establishments, pawn shops and business establishments having more than three pinball machines or mechanical or electronic amusements devices. These restrictions will not affect existing legally approved establishments.

2) Building Requirements

- a) Preservation of all existing buildings is not required, however, the City of Trenton reserve the right to review any demolition, site and development plans.
- b) Developers in this area will construct the majority of any new housing facing toward the street and/or toward existing neighboring homes. The new units will not be allowed to face away from the existing neighborhood. Due to the existing site configuration, the redevelopment of the former Trenton Water Works site will present special design challenges to the designated redeveloper, which may necessitate a variation from this traditional design standard.
- c) Developers in this area will have flexibility in the provision of setbacks for new construction, the plans to be reviewed by the City of Trenton and if required by Law the City of Trenton Planning Board or the Zoning Board of Adjustment.
- d) Regulations, controls and restrictions regarding building area, floor area, height, lot width, yard setbacks and parking, if not controlled by this Redevelopment Plan, shall be generally determined by the City Zoning Ordinance, however the City of Trenton shall make recommendations to allow for innovation in site planning and design as viewed appropriate in the implementation of the plan's objectives.

- e) In order to insure functional coordination essential to carrying out the objectives of the Redevelopment Plan, developers shall agree to certain controls through such means as are deemed appropriate by the City of Trenton. Such controls will be concerned with functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The City of Trenton specifically reserves the right to review and approve the developer's detailed plans, final working drawing and specifications.

Review and approval will be specifically concerned with, but not limited to site planning, architectural layout and materials of construction.

- f) The right of the City of Trenton to review plans and specifications of new development shall extend for a period of thirty (30) years following the official adoption of this Redevelopment Plan by City Council.
- g) Design standards for “Five Points Special Design Zone”: The following design standards shall apply to development in this special zone as defined by the attached map entitled “Five Points Special Design Zone”. These guidelines are in addition to, and not instead of, existing standards or requirements of any City ordinance, code or other sections of this plan. Where there is a conflict in controls, this section of the redevelopment plan shall take precedence. Where the City determines it to be appropriate, it may require development plans in this special zone to be submitted for further review by the Landmarks Commission and/or Planning Board.

[1] Standards for Site Design

A. (1) New Development shall be laid out to create or reinforce a strong street wall. Where possible, the front wall of proposed buildings facing the street shall be set along the front property line; or, in the case of residential buildings, the front wall may be set back the depth of the porch and/or stoop, in which case the front of the porch and/or stoop shall be at the property line. Minor setbacks and variations in the front elevation in large commercial or institutional buildings are permitted, particularly around entrances or areas likely to receive heavy pedestrian traffic, but should not be such as to diminish the sense of a strong street wall.

(2) Exceptions may be granted where the nature of the use, or compelling economic considerations preclude the creation of a strong street wall through the lay out of the building. Where an exception is granted, the developer shall alternatively provide a strong treatment along the front property line and any side property lines with a significant impact on the streetscape utilizing decorative fencing or walls, towers, or other decorative or symbolic objects, or appropriate landscape treatment. Such treatment shall conform to specific streetscape standards that are to be developed by the City.

B. Parking areas shall be located behind buildings and shall not be readily visible from Martin Luther King Boulevard or Pennington Avenue. All parking areas shall be attractively screened and landscaped. All fencing of parking area frontage on public rights of way shall be of a decorative style and material acceptable to the City, such as wrought iron or brick.

[2] Standards for New Construction

A. New buildings in the area shall be consistent with the traditional architectural vocabulary of surrounding areas, which were largely constructed during the late 19th century using brick as the principal exterior material. Brick shall be the predominant facade material for any new building. All non-brick facade material shall complement the brick in color and style.

B. Buildings shall generally be two or three stories high. Where a new building is constructed on the same block as one or more existing buildings, its height shall be consistent with that of the existing building or buildings. Exceptions may be granted where the nature of the use, or compelling economic considerations, render this unfeasible. In such cases, the facade treatment shall be such to maintain a high level of consistency and compatibility with the elevations of adjacent buildings.

C. The front elevation of all buildings shall provide for reasonable variety of color, texture, and material consistent with these standards and with the traditional vocabulary of the area. Windows and doors shall make up at least 25 percent of the ground floor areas of the front elevation. Where new buildings are proposed to be built on a block with existing buildings, the massing, rhythm and spacing of doors and windows, and other features shall be consistent with that of the existing buildings.

[3] Standards for Rehabilitation

A. The objective of rehabilitation shall be to restore the front elevation and any other visually significant elevations to their original appearance, to the extent possible recognizing reasonable physical and economic constraints. Where buildings have been significantly modified, developers and owners shall work with the City historic preservation specialist to establish facade treatments consistent with known information with regard to the initial appearance of that building or similar buildings, and shall receive the approval of the historic preservation specialist prior to commencing work.

B. Where economic considerations dictate that complete interior rehabilitation be limited to the first floor, and that upper floors are being partially rehabilitated and “mothballed” for future use, the facade treatment must be such to offer an exterior appearance suggesting that the entire building is in active use.

h). Smart Growth and Sustainable Design

The City of Trenton is committed to the ideals of Smart Growth and Sustainable design. As such, all redevelopers undertaking projects in this area are required, to the greatest extent possible, to incorporate these concepts into their redevelopment plans.

Some of the axioms of Smart Growth that should be considered in the redevelopment include:

- a) greater housing choices and access
- b) open space preservation
- c) improve air and water quality
- d) utilization of existing water and sewer capacity
- e) creating higher density housing option closer to transportation center
- f) creating walkable neighborhoods

As borrowed from the Sustainable Sonoma Project, “Sustainability secures people’s quality of life within the means of nature in a way that is fair and equitable to all humanity, other species and to the future generations. Sustainability recognizes the inter-relatedness of the economy, society, and environment. It requires that we do not consume resources faster than they can be renewed nor produced waste faster than they can be absorbed

Sustainable design elements that should be considered as part of the redevelopment included:

- a) utilizing LEED building design
- b) building orientation, as it relates to microclimates, winds, sun, air quality and noise
- c) utilizing recycled materials on site, when possible
- d) creative stormwater management techniques

The city has completed a primer describing these principles which is titled "Trenton Sustainable Brownfield Development Project", This document is available from the City of Trenton, Division of Planning, as well as on the City's WebPages at www.ci.trenton.nj.us/housplan.html. All redevelopers are required to review this document and clearly indicate as part of the site plan application how their plans meet the intent of this document.

- i) Architectural Salvage

The redeveloper will be required to consult with the City's Historic Preservation Specialist prior to the demolition of any buildings and/or structures in the Redevelopment Area and must work with the City to identify potential organizations for removing any salvageable historic architectural elements. Preference should be given to Trenton-based organizations and/or non-profits.

III. Project Proposals

A. City: Land Acquisition

The City may acquire owner-occupied, as well as non-owner occupied properties in order to facilitate the objectives of the Redevelopment Plan, such as properties located between vacant and deteriorated properties, and/or properties which are significantly deteriorated.

B. Redeveloper's Obligation

Where conditions warrant, developers in this area shall provide off-site improvements in front of their properties, such as new sidewalks, curbs, and landscaping.

IV. Other Provisions Necessary to Meet State and Local Requirements.

The laws of the State of New Jersey require that any redevelopment project be undertaken in accordance with a Redevelopment Plan for the Project Area. Furthermore, the Trenton Planning Board must approve by resolution the Redevelopment Plan for the Humboldt-Sweets neighborhood on the basis that the proposals in this Redevelopment Plan are in accordance with the local plan objectives and the Master Plan of the City of Trenton. The City of Trenton "Periodic Re-examination of the City of Trenton's Land Use Plan and Regulation" as adopted by the City of Trenton Planning Board, February 2005, states as its goals for this area the treatment of vacant buildings, creating new open spaces, and providing parking for new and existing residents. The creation of new housing that provides parking and open space as mandated by the City of Trenton Land Development Ordinance meets the local objectives of the City of Trenton Master Plan. The attached Land Use Map as amended shall become an overlay map to the city's existing zoning map.

A. Land Use

The Land Use Plan and Land Use Map indicate proposed uses following redevelopment. The land uses as shown on the Land Use Plan/Land Use Map are in general conformity with the local objectives for the Project Area, which is designated for residential and residential/commercial use.

B. Density of Population

Population density will increase in the neighborhood with the development of previously vacant structures and parcels of land.

C. Traffic Pattern and Parking

To improve parking and traffic conditions in the neighborhood, the City should consider the following:

- 1) Off-street parking lots on selected vacant land.
- 2) For all new residential construction, require one off-street parking space per new dwelling unit.
- 3) Elimination, or widening of Gordon Street to accommodate at least another lane of traffic.
- 4) Review of traffic pattern and street system.
- 5) Assess use of corner lots to ease traffic congestion in neighborhood, in consultation with the City Director of Public Works.

D. Public Transportation

The neighborhood is well served by the public bus system. There are no proposed changes in existing public transportation.

E. Public Utilities

There are no public utility improvements planned. However, the existing water/sewer system will be evaluated for adequacy. If they are determined to be inadequate or in need of repair, appropriate improvements will be made in tandem with new development in this area. The storm drainage system will be assessed. Replacement of inlets will be carried out as recommended by City Engineer. Developer may be required to contribute their fair share of the cost for off-tract improvements. Pro rata share formulas shall generally be in accordance with Section 315-72 of the City of Trenton Land Development Ordinance.

F. Recreational and Community Facilities

Recreational and community space integrally associated with new housing units is encouraged. As such a new in-fill park on Fountain Street was added into this area. The Project Area proposal is primarily one of residential development, and is located near many existing community facilities. For instance, the Martin Luther King Park, the restored Battle Monument Park, and the State owned Delaware and Raritan State Park are within three blocks of the neighborhood.

G. Significant Relationship of the Redevelopment Plan to the Master Plans of contiguous municipalities

There are no significant relationships between this redevelopment plan and the contiguous municipalities needing further review. The City of Trenton is a designated Urban Center as defined under the State of New Jersey Development and Redevelopment Plan. Goal #1 of the State Plan is the revitalization of the State's Cities and Towns. Additionally, The County of Mercer Growth Management Plan, Part 1, states as a goal creating opportunities for housing development and rehabilitation to serve a full range of incomes and lifestyles.

The Redevelopment Plan's stated objective to create new affordable house, open space, upgrade the existing streetscape and redevelop vacant lots for appropriate uses is consistent with both the Mercer County Master Plan and the State of New Jersey Development and Redevelopment Plan. Furthermore, it is not believed that the stated objectives of this redevelopment plan will impact the master plans of contiguous municipalities in any significant way.

H. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, and the like are given in accord with the Zoning Ordinance of the City of Trenton as amended, unless specifically addressed in the Plan. As such, the Land Use Map, as amended, shall become an overlay map to the existing City of Trenton Zoning Map.

I. Relocation

If displacement should occur as a result of the City acquiring property in the implementation of this Redevelopment Plan, relocation assistance as required by State and Federal Laws will be provided by the Real Estate.

Any families or individuals temporarily or permanently displaced by governmental action from the Project Area, will be relocated by the City of Trenton into decent, safe and sanitary housing at rents within their means to the extent as required by law. When possible, rehabilitation and new construction activities will be staged so as to minimize displacement. However, any households so displaced by governmental action or private development of City-owned properties shall be given the option of being relocated within the neighborhood as homeowners, if the household is a qualified buyer.

V. Procedure of Changing Approved Area

The Redevelopment Plan may be amended upon compliance with requirements of law, provided that with respect to any land in the project area previously disposed of by the Department of Housing and Development for use in accordance with the Redevelopment Plan, the Department of Housing and Development receives the written consent of the then owner of such land whose interests are materially affected by such amendment, as determined by the Department of Housing and Development.

Attachments:


Boundary Map and Land Use Map
Five Point Special Design Map

Humboldt-Sweets Redevelopment Area

September 1987

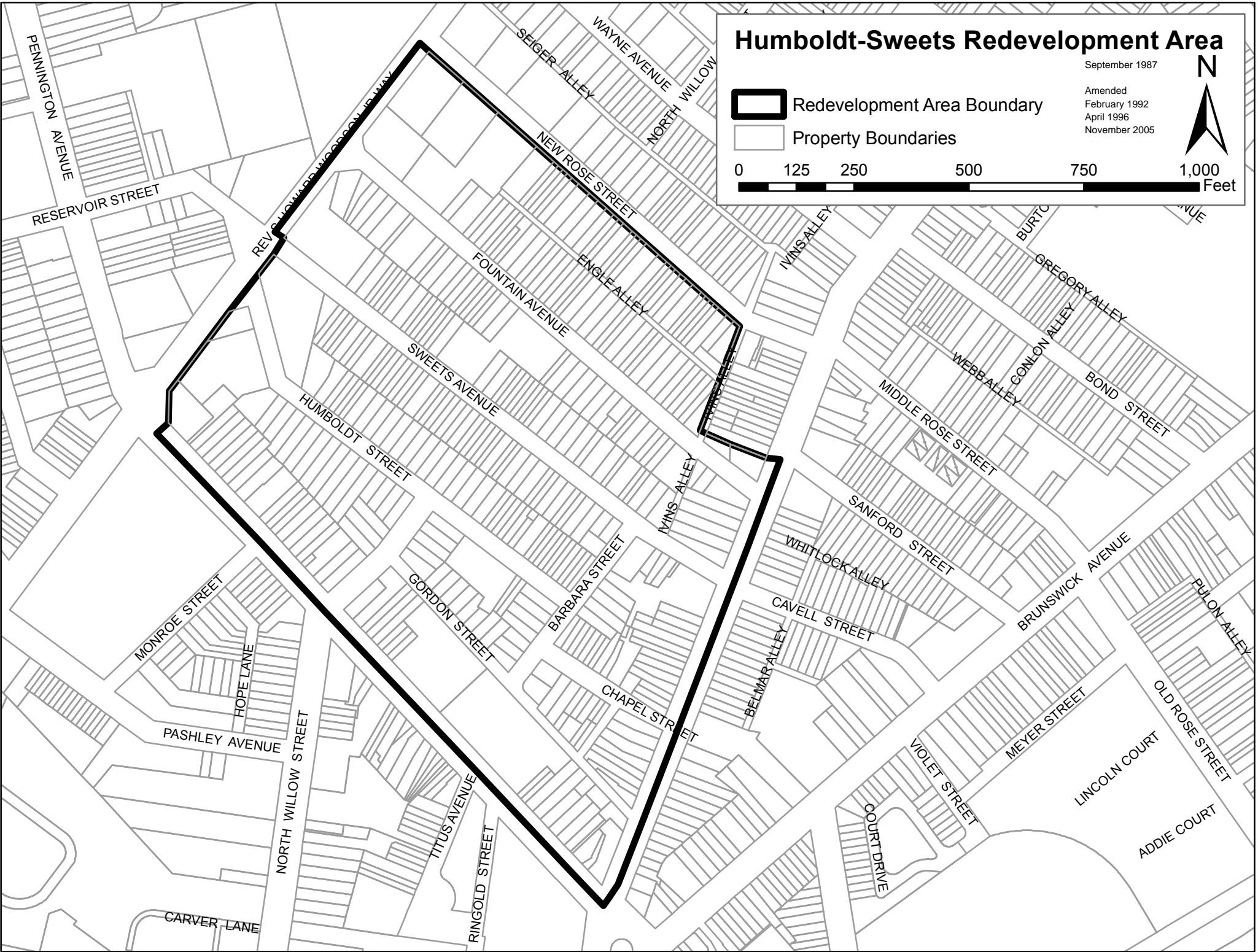
Amended
February 1992
April 1996
November 2005




 Redevelopment Area Boundary

 Property Boundaries

0 125 250 500 750 1,000 Feet



Humboldt-Sweets Redevelopment Area


 Redevelopment Area Boundary

 Property Boundaries

Land Use

 Residential

 Residential 2

 Residential/Commercial

September 1987

Amended

February 1992

April 1996

November 2005

